

3 Kendall Place, Nicholls, ACT 2913

MARQ

Sold House

Wednesday, 23 August 2023

3 Kendall Place, Nicholls, ACT 2913

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 802 m2

Type: House



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Situated in an elevated location in a peaceful cul-de-sac, this stunning entertainers' home has been comprehensively renovated over recent months with high end finishes. It offers outstanding living space in formal and casual areas, five bedrooms, three bathrooms, a home office and six car garage. From this perfect location, it is a short walk to shops, primary and high schools, and parks. The exterior has been refreshed in a contemporary tone and the impressive street appeal is complemented by a row of white Iceberg roses in neat landscaping, and a bountiful cherry tree. Sunlight pours into living areas, master bedroom and entry from the north aspect over cooler months. The wide welcoming entry showcases striking new Ironbark flooring, which flows into formal and casual living areas. Fresh neutral décor and new LED downlighting feature throughout. The elegant formal lounge is bathed in light from the full length window, which takes in views to the surrounding hills, while the generous expanse of flooring is a highlight. The stunning chef's kitchen is the hub of the vast casual living area and showcases a huge stone island bench with breakfast bar, a 900 mm Smeg pyrolytic oven and 900 mm induction cooktop, AEG dishwasher and sleek joinery. Ducted reverse cycle air conditioning ensures comfort throughout. Basking in the north aspect the spacious family room is blissfully warm, while a standout in the dining area is the picture window framing the elevated outlook to the east. Casual living opens onto the spectacular entertaining deck, featuring a pentagonal pitched roof pergola, a focal point for entertaining, maximising the fabulous views to Mt. Majura and Mt. Ainslie, and pool below. Below the deck is a paved, second entertaining area overlooking the pool. Lighting to the pool fountain and in-pool lighting lend the "wow" factor in the evenings. A large area of new travertine paving extends around the pool and rendered walls shelter the space. Full of light, the luxurious segregated master bedroom offers a wall of built-in robes and new ensuite offering a double shower with rain and flexible fittings, dual basins and in-slab heating. The fourth bedroom has a door onto the deck, while second and third bedrooms are oversized. Quality, new carpet and built-in robes feature in all bedrooms. The brand new main bathroom offers a free standing bath, shower with dual fittings, and a separate powder room, with in-slab heating to both. The large new laundry features a stone benchtop and good storage. There is internal access to the amazing six car garage, with three auto doors, and to the large rumpus or home office, which has its own entrance. An adjacent bedroom with a built-in robe and ensuite offer the potential for this downstairs area to be self-contained. The neatly landscaped rear garden features attractive stone retaining walls, plenty of grassy play area and fruitful plum, apricot and fig trees. The superb location has been much loved by the family, and children have enjoyed playing in the quiet cul-de-sac. It is only a short walk to shops, Gold Creek and Holy Spirit primary schools, and Gold Creek high school. There is a bus stop on the main street below. This outstanding property is now ready for a new family to enjoy the lifestyle on offer!

Features:- Stunning, fully renovated entertainers' home with generous separate living areas, large bedrooms- Sensational views from elevated position in peaceful cul-de-sac- Fantastic, quiet location, only a short walk to shops, two primary schools, a high school and park- Impressive street appeal with freshly painted, rendered exterior and attractive landscaping- Generous formal lounge and huge casual living area which opens to spectacular entertaining space- Sunlight pours into lounge, family room and master bedroom from north aspect over cooler months - Wide welcoming entry showcases striking new Ironbark flooring, extending into all living areas- Fresh neutral décor, new LED downlighting, kitchen and bathrooms, flooring and carpet throughout- Views north from light filled, elegant formal lounge, highlighting Ironbark flooring and fresh décor - Vast casual living space comprising north facing family room, dining area and new chef's kitchen- Dazzling kitchen showcases huge stone island with breakfast bar, a Smeg 900 mm pyrolytic oven and 900 mm induction cooktop, AEG dishwasher and large amount of storage in sleek joinery- Light and airy casual living has full length windows, and picture window to dining, taking in fantastic views to surrounding hills- Dining area opens onto spectacular entertaining deck with pentagon shaped pitched roof pergola- Sweeping views over treetops to Mt. Majura and Mt. Ainslie, and large inground pool below- Swimming pool features a fountain and in-pool lighting designed to create the "wow" factor- New travertine paving, rendered walls with lighting, glass pool fencing and crafted stone walls- Light filled, segregated master bedroom has northerly views, wall of built-in robes and new ensuite- Luxury ensuite offers double shower with rain and flexible fittings, twin basins and in-slab heating- Oversized second and third bedrooms, with quality new carpet and built-in robes to all bedrooms - Brand new main bathroom offers free standing bath, shower with dual fittings, powder room and in-slab heating- New, high end, touch light and power switches throughout- Ducted reverse cycle air conditioning- Security system, video doorbell and ducted vacuum- Internal access to garage and large carpeted rumpus/home office, bedroom with robe and ensuite- Own entrance to home office, with potential for fully self-contained living- Six car garage with

three auto doors- Double gate access to parking for caravan or trailer- Grassy, well maintained rear garden features abundant cherry, plum, apricot and fig trees